

**INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M**

**CONSENT
AGENDA**

TO: Jason Brown; County Administrator

DEPARTMENT HEAD CONCURRENCE:

Stan Boling, AICP; Community Development Director

FROM: John W. McCoy, AICP
Chief, Current Development

DATE: October 24, 2016

SUBJECT: SR 60 Vero LLC's Request for Final Plat Approval for The Reserve at Vero Beach PD Phase 2 [PD-14-06-04 / 98010178-76813]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of November 1, 2016.

DESCRIPTION AND CONDITIONS:

The Reserve at Vero Beach PD, a 19.99 acre mixed use planned development consisting of three commercial lots and 159 multi-family units, was approved by the Board of County Commissioners (Board) on October 14, 2004. The overall 19.99 acre parcel is located between SR 60 on the north and College Lane on the south and just east of the Sixty Oaks subdivision. The property is zoned PDMXD (Planned Development Mixed Use District) and has an M-1 (Medium Density 1 – Residential up to 8 units/acre) land use designation. Phase 1 included the three commercial outparcels at the north end of the development and some adjacent improvements that serve the commercial parcels. The applicant has applied for final plat approval for Phase 2 which includes the residential portion of the development and covers 14.55 acres located on the southern three-quarters of the project adjacent to College Lane. Phase 2 is the second and final platting phase for the overall project.

The approved conceptual PD plan provides for three commercial parcels along SR 60 and a number of multi-family buildings to the south. The Phase 2 final plat will create a lot for the residential buildings, provide for common access, utility, and stormwater infrastructure that will serve the residential buildings, and provide for integrating infrastructure shared between the residential portion of the project and the commercial area to the north.

SR 60 Vero LLC is now requesting final plat approval and has submitted the following:

1. A final plat for Phase 2 in conformance with the approved preliminary PD plan/plat;
2. An Engineer's Certified Cost Estimate for the remaining Phase 2 required improvements;
3. A Contract for Construction of remaining Phase 2 required improvements, with a letter of credit in the amount of \$68,134.48.

The Board is now to consider granting final plat approval for The Reserve at Vero Beach PD Phase 2.

ANALYSIS:

Most but not all of the Phase 2 required subdivision improvements have been completed. As provided for under the LDRs applicable to this final plat application, the applicant is proposing to “bond-out” for the remaining required improvements (utility, paving, drainage, and landscape). Public Works, Utilities, and Planning have reviewed and approved the submitted Engineer’s Certified Cost Estimate for the remaining improvements. The County Attorney’s Office has reviewed and approved the submitted Contract for Construction of Required Improvements. The proposed security arrangement, which represents 125% of the estimated cost to construct the remaining Phase 2 required improvements, has been reviewed and approved by county staff. It should be noted that all improvements within The Reserve at Vero Beach PD will be private, with the exception of certain utilities facilities. Those utility facilities will be dedicated to and guaranteed to Indian River County as required, through the certificate of completion process. In addition, a warranty and maintenance agreement will be required for the paving and stormwater improvements, prior to issuance of a certificate of completion.

Legal provisions for utilities, drainage, and access are being handled through a combination of public utility easements and private reciprocal easements. The proposed easements in Phase 2 will integrate Phase 2 improvements with other improvements serving the overall project. County staff, including the County Attorney’s Office, has reviewed and approved the Phase 2 final plat format and determined that all applicable final plat requirements are satisfied.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners grant final plat approval for The Reserve at Vero Beach PD Phase 2.

ATTACHMENTS:

1. Application
2. Location Map
3. Final Plat Graphic
4. Contract for Construction with Copy of LOC